

Docket Item # 2  
BAR CASE # 2011-0237

BAR Meeting  
September 14, 2011

**ISSUE:** Alterations

**APPLICANT:** House Buyers of America (Michael Clatterbuck, Agent)

**LOCATION:** 316 North Payne Street

**ZONE:** RB / Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness, as submitted.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 316 North Payne Street. The alterations consist of:

- Installation of new 8" wide, painted wood lintels above the tripartite windows
- Installation of a new, 10" wide, painted wood, entablature at the top of the front façade.
- Replacement in-kind of the existing, wood architrave surround and fluted pilasters.

## **II. HISTORY**

The two-story, two-bay semi-detached brick house at 316 North Payne Street was constructed in **1955**, according to the City Tax Assessment Records. The subject house and its semi-detached twin at 316 ½ are mid-20<sup>th</sup> century infill on this block of Victorian row houses. Decorative embellishments are limited to seven course common bond brickwork, 1/1 windows set in a tripartite configuration with brick sills and a wood, fluted pilaster entry door surround.

The National Register Uptown/Parker-Gray Historic District nomination identifies this property as a contributing resource.

### *Previous Approvals*

In May of 1996, the BAR approved the removal and replacement of the north elevation door with a window; removal the rear elevation window and addition of a door; and installation a 6' wood flat board fence on the side property lines and recessed back 20' from the rear property line.

## **III. ANALYSIS**

The proposed alterations comply with the Zoning Ordinance.

In an early scheme, the applicant had proposed to install a much more high-style design which included a denticulated, cornice and keystone lintels (see below). Staff encouraged the applicant to reduce the amount of architectural detailing and retain the original window configuration. The present proposal is a result of the Staff's recommendations.



**Previous Submittal**



**Current Submittal**

In evaluating the appropriateness of the proposed alterations, Staff looked to the Board's recent policy discussions on *Supplemental Design Guidelines for Mid-Twentieth Century Vernacular Housing*<sup>1</sup> currently being drafted to provide direction to the applicant. During these discussions, the Board generally encouraged any new architectural feature to be modest in number, distinguishable from the historic materials and architecturally and historically appropriate in design, material and scale. It is with this direction that Staff recommended the simplified design changes to the original submittal.

Staff finds the current submittal modest, yet sympathetic to the existing, Post-Modern, Colonial Revival style found on the existing house. The lintels and the entablature are well proportioned and compatible with the building's existing architectural style and details. While Staff always supports fabricating architectural details from painted wood, and the Board's *Modern Materials Policy* does not permit the use of synthetic trim on a structure of this age<sup>2</sup>; it is recommended however, that a more modern, treated wood product, such as *Primelock*, is utilized for its increased durability and to help distinguish historic fabric from modern building materials.

Staff commends the applicant for making improvements to the front of the property and supports the installation of the lintels and entablature – these enhancements will improve the curb appeal of this simple vernacular brick townhouse while maintaining its modest, Colonial Revival character. Staff recommends approval of the application, as submitted.

#### **STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

**Legend: C - code requirement R – recommendation S – suggestion F- finding**

##### **Code Administration**

C-1 Building construction permits are required to be issued prior to the start of this work

C-2 Permit application should include the method of attachment of the new moldings/ dental work

##### **Transportation and Environmental Services**

No comments received to date.

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<sup>1</sup> *Supplemental Design Guidelines for Mid-Twentieth Century Vernacular Housing* Policy Discussion, BAR Public Hearing July 27, 2011

<sup>2</sup> Synthetic/Composite trim may only be installed on buildings and additions constructed after 1975.



## V. IMAGES



Figure 1: Existing Conditions



Figure 2: Existing Conditions

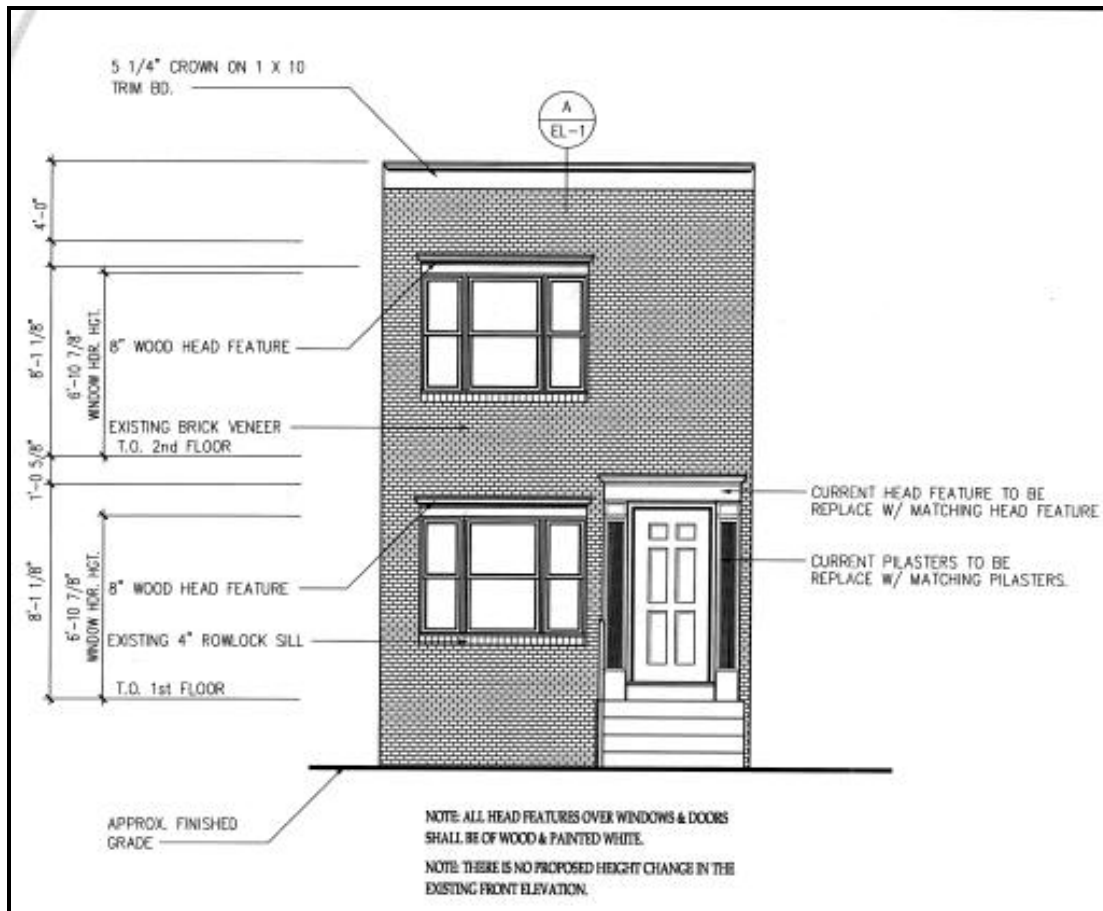


Figure 3: Proposed Front Elevation

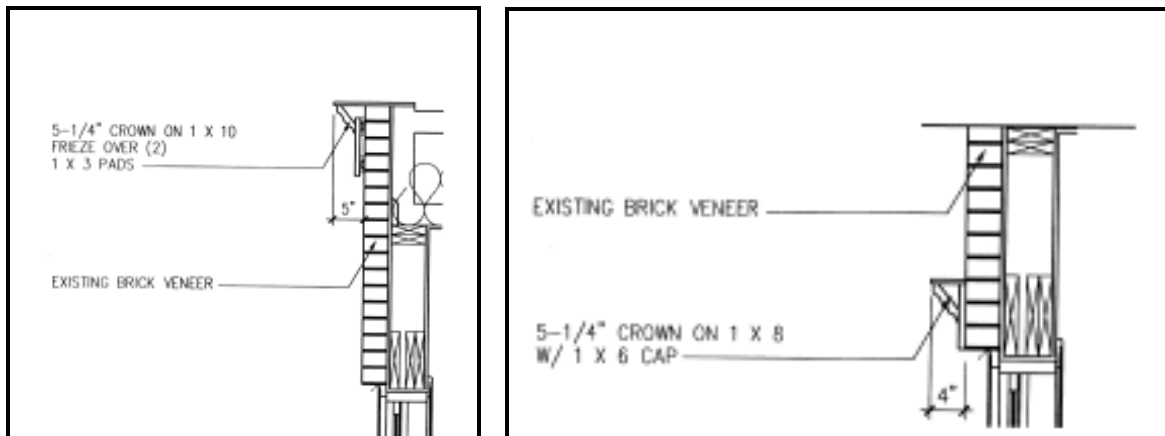


Figure 4: Proposed Entablature and Lintel Details